

Borrower/Client	Paris N Winston					File No.	Order #PW0117
Property Address	15104 Woodlawn Ave						
City	Dolton	County	Cook	State	IL	Zip Code	60419
Client	Paris N Winston						

TABLE OF CONTENTS



Letter of Transmittal	1
Small Income	2
Additional Comparables 4-6	9
General Text Addendum	10
Subject Photos	11
Subject Photos	12
Subject Photos Interior	13
Subject Photos Interior	14
Subject Photos Interior	15
Subject Photos Interior	16
Subject Photos Interior	17
Subject Photos Interior	18
Subject Photos Interior	19
Subject Photos Interior	20
Subject Photos Interior	21
Subject Photos	22
Comparable Photos 1-3	23
Comparable Photos 4-6	24
Building Sketch	25
Location Map	26
Aerial View/Photo	27
MRED Prior Listing Sale of Subject Property	28
Cook County Tax Record of Subject Property	29
MRED - Area Market Survey - Values of SFH in Dolton - Past 24 Months	30
Appraiser License	31

ARDIMS
Ruben D Montoya
9324 Linder Ave
Morton Grove, IL 60053

Attn. Paris N Winston

15104 Woodlawn Ave, Dolton, IL 60419

Re: Property: 15104 Woodlawn Ave
Dolton, IL 60419
Borrower: Paris N Winston
File No.: Order #PW0117

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership, and as of January 11, 2017.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

I personally inspected this property for which I have reached an estimate of value of \$83,500.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ruben D Montoya', with a stylized flourish at the end.

Ruben D Montoya
Certified Residential Real Estate Appraiser
Illinois License #556.003628

Case 17-00117 Doc 25-1 Filed 05/17/17 Entered 05/17/17 23:26:24 Desc Exhibit

Small Residential Income Property Appraisal Report

File # Order #PW0117

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	15104 Woodlawn Ave	City	Dolton	State	IL	Zip Code	60419
Borrower	Paris N Winston	Owner of Public Record	Paris N Winston	County	Cook		
Legal Description	Lots 43, 44; Block 6 in Calumet Terrace, North 515.1 ft, West 340.89 ft, Southeast 1/4 of Section 11 Township 36 North, Range 14						
Assessor's Parcel #	29-11-312-052-0000	Tax Year	2015	R.E. Taxes \$	9,904		
Neighborhood Name	Calumet	Map Reference	16974	Census Tract	8263.04		
Occupant	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0.00	<input type="checkbox"/> PUD	HOA \$ 0	<input type="checkbox"/> per year	<input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Market value for personal purposes						
Lender/Client	Paris N Winston	Address	15104 Woodlawn Ave, Dolton, IL 60419				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?						<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Report data source(s) used, offering price(s), and date(s).		MRED, Cook County Tax Records					

I ☐ did ☒ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. No contract of sale has been agreed on the subject property or was available to the appraiser.

Contract Price \$	N/A	Date of Contract	N/A	Is the property seller the owner of public record?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Data Source(s)	N/A
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?								<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid.								

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				2-4 Unit Housing Trends				2-4 Unit Housing			Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining	PRICE	AGE		One-Unit	82 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)		2-4 Unit	10 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	50	Low	36	Multi-Family	3 %
Neighborhood Boundaries				Main street to north, Chicago Road to west, 154th Street to south and Ford				140	High	117	Commercial	5 %
Memorial (I-94) Expressway to east.								74	Pred.	48	Other	0 %

Neighborhood Description	Village's southeast side. Residential area comprised mostly of single-family homes of average quality construction. Most all dwellings project average appeal to potential buyers in this area. Services and conveniences (two schools, two parks, one public library, shoppings at Sibley Boulevard, centers of worship and access to public transportation and to the I-94 expressway) are within one mile from the subject site.
--------------------------	---

Market Conditions (including support for the above conclusions)	Conventional/FHA loans and some cash purchases are typical in this market now. Seller concessions are not predominant in the area but 2-3% are quite common. Overall, values of 2-4-Flat buildings declined approx. 14.6% in this area during the past 24 months. No unusual or negative local market conditions were apparent or known. No oversupply of comparable properties currently offered for sale was found. Predom. market time of closed deals is under three months. Many REO sales/listings were found in the area.
---	--

Dimensions 50 x 136	Subject to survey.	Area 6,800 sf	Shape Rectangular	View Residential
Specific Zoning Classification R-4		Zoning Description Two-Family Dwelling District		
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)				
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>	
FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	17031C0752J	FEMA Map Date	8/19/2008
Are the utilities and/or off-site improvements typical for the market area?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, describe			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?					<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, describe	

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input type="checkbox"/> Two <input checked="" type="checkbox"/> Three <input type="checkbox"/> Four	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Brick-Concrete/Avg.	Floors	Hwood-Crmc/Avg.				
<input type="checkbox"/> Accessory Unit (describe below)		<input type="checkbox"/> Full Basement	<input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Brick/Average	Walls	Drywall/Average				
# of Stories	3	# of bldgs.	1	Basement Area	497 sq.ft.	Roof Surface	Asphalt shingle/Avg.	Trim/Finish	Pnted-Stn wd/Avg.		
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish	0 %	Gutters & Downspouts	Aluminum/Average	Bath Floor	Ceramic/Average				
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Wood/Average	Bath Wainscot	Ceramic/Average				
Design (Style)	3-Flat/2-Story	Evidence of	<input type="checkbox"/> Infestation None noted	Storm Sash/Insulated	Wood/Average	Car Storage					
Year Built	1968	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	Aluminum/Average	<input type="checkbox"/> None					
Effective Age (Yrs)	48	Heating/Cooling		Amenities				<input checked="" type="checkbox"/> Driveway # of Cars 5			
Attic	<input checked="" type="checkbox"/> None	<input type="checkbox"/> FWA	<input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface Asphalt					
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Gas	<input checked="" type="checkbox"/> Patio/Deck	Patio <input checked="" type="checkbox"/> Fence Chain link	<input checked="" type="checkbox"/> Garage # of Cars 3					
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Porch None	<input type="checkbox"/> Carport # of Cars 0					
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input checked="" type="checkbox"/> Individual 3wac	<input type="checkbox"/> Other	<input type="checkbox"/> Other		<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in					

# of Appliances	Refrigerator	3	Range/Oven	3	Dishwasher	0	Disposal	0	Microwave	0	Washer/Dryer	1/1	Other (describe)
Unit # 1 contains:	4	Rooms	1	Bedrooms	1.0	Bath(s)	953	Square Feet of Gross Living Area					
Unit # 2 contains:	6	Rooms	3	Bedrooms	1.1	Bath(s)	1,451	Square Feet of Gross Living Area					
Unit # 3 contains:	6	Rooms	3	Bedrooms	1.1	Bath(s)	1,451	Square Feet of Gross Living Area					
Unit # 4 contains:		Rooms		Bedrooms		Bath(s)		Square Feet of Gross Living Area					
Additional features (special energy efficient items, etc.).				Three boilers and two 40-qal water heaters at basement.									

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).	See attached addendum.
--	------------------------

Case 17-00117 Doc 25-1 Filed 05/17/17 Entered 05/17/17 23:26:24 Desc Exhibit A Page 4 of 33

Small Residential Income Property Appraisal Report

File # Order #PW0117

IMPROVEMENTS

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe.

Is the property subject to rent control? ☐ Yes ☒ No If Yes, describe

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3		
Address	15104 Woodlawn Ave Dolton, IL 60419									
Proximity to Subject										
Current Monthly Rent	\$			\$			\$			\$
Rent/Gross Bldg. Area	\$ sq.ft.			\$ sq.ft.			\$ sq.ft.			\$ sq.ft.
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)	Inspection/Owner									
Date of Lease(s)	Annual									
Location	Average									
Actual Age	49									
Condition	Average									
Gross Building Area	3,855									
Unit Breakdown	Rm Count Size Sq. Ft.	Rm Count Size Sq. Ft.	Monthly Rent		Rm Count Size Sq. Ft.	Monthly Rent		Rm Count Size Sq. Ft.	Monthly Rent	
Unit # 1	Tot Br Ba 4 1 1.0 953	Tot Br Ba			Tot Br Ba			Tot Br Ba		
Unit # 2	6 3 1.1 1,451									
Unit # 3	6 3 1.1 1,451									
Unit # 4										
Utilities Included										
Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) Not developed.										

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Leases		Actual Rents				Opinion of Market Rent			
Unit #	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents	
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished		
1			\$	\$	\$	\$	\$	\$	
2									
3									
4									
Comment on lease data			Total Actual Monthly Rent		\$	Total Gross Monthly Rent		\$	
			Other Monthly Income (itemize)		\$ 0	Other Monthly Income (itemize)		\$	
			Total Actual Monthly Income		\$	Total Estimated Monthly Income		\$	
Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other									
Comments on actual or estimated rents and other monthly income (including personal property) Not developed.									

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MRED and Cook County Tax Records

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MRED and Cook County Tax Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	12/29/2011	10/21/2015	07/22/2005	02/26/2009
Price of Prior Sale/Transfer	\$105,000	\$0	\$286,000	\$65,000
Data Source(s)	MRED, Cook County Tax R.	MRED, Cook County Tax R.	MRED, Cook County Tax R.	MRED, Cook County Tax R.
Effective Date of Data Source(s)	01/11/2017	01/11/2017	01/11/2017	01/11/2017

Analysis of prior sale or transfer history of the subject property and comparable sales Subject property was purchased, as a short sale, in December 2011 for \$105,000. No disclosure was made regarding prior sales or transfers for the subject property within the past three years from the effective date of this appraisal. Research of sales history for the comparable sales used revealed that a foreclosure sale was recorded on comp #1 in October 2015; that comp #2 was purchased in 2005 (\$286,000) and that comp #3 was purchased in 2009 (\$65,000). No other sales activity, at least within the past three years, was found.

COMPARABLE RENTAL DATA

SUBJECT RENT SCHEDULE

PRIOR SALE HISTORY

Freddie Mac Form 72 March 2005

Page 2 of 7

Fannie Mae Form 1025 March 2005

Form 1025 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Small Residential Income Property Appraisal Report

File # Order #PW0117

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0 .														
There are 1 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 73,920 to \$ 73,920 .														
FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 15104 Woodlawn Ave Dolton, IL 60419			15020 Woodlawn Ave Dolton, IL 60419			14522 Cottage Grove Ave Dolton, IL 60419			13913 S Wentworth Ave Riverdale, IL 60827					
Proximity to Subject			0.09 miles N			0.87 miles NW			2.46 miles NW					
Sale Price			\$ N/A			\$ 73,920			\$ 80,000			\$ 89,120		
Sale Price/Gross Bldg. Area			\$ sq.ft.			\$ 18.01 sq.ft.			\$ 21.74 sq.ft.			\$ 25.08 sq.ft.		
Gross Monthly Rent			\$ N/A			\$ 2,400			\$ 3,200			\$ 2,800		
Gross Rent Multiplier			0.00			30.80			25.00			31.83		
Price per Unit			\$ N/A			\$ 24,640			\$ 20,000			\$ 29,707		
Price per Room			\$ N/A			\$ 4,348			\$ 3,333			\$ 5,570		
Price per Bedroom			\$ N/A			\$ 12,320			\$ 10,000			\$ 11,140		
Rent Control			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)						MRED #09303048			MRED #09138759			MRED #09095557		
Verification Source(s)						Tax Record #29113090580000			Tax Record #29034300220000			Tax Record #29042080400000		
VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION + (-) Adjustment			DESCRIPTION + (-) Adjustment			DESCRIPTION + (-) Adjustment		
Sale or Financing						Cash			0 FHA			0 Conventional		
Concessions						None reported			\$2,500 -2,500			None reported		
Date of Sale/Time						10/26/2016			0 11/16/2016			0 05/27/16		
Location			Average			Average			Average			Average		
Leasehold/Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site			6,800 sf			10,083 sf			0 8,670 sf			0 4,166 sf		
View			Residential			Residential			Residential			Residential		
Design (Style)			3-Flat/2-Story			3-Flat/2-Story			0 4-Flat/2-Story			0 3-Flat/2-Story		
Quality of Construction			Brick			Brick			Brick			Brick		
Actual Age			49			49			50			0 50		
Condition			Average			Average			Average			Average		
Gross Building Area			3,855			4,104			0 3,680			0 3,554		
Unit Breakdown			Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Unit # 1			4 1 1.0			5 2 1.0			-1,500 6 2 1.0			0 4 2 1.0		
Unit # 2			6 3 1.1			6 2 1.0			+2,250 6 2 1.0			6 3 2.0		
Unit # 3			6 3 1.1			6 2 1.0			+2,250 6 2 1.0			6 3 2.0		
Unit # 4									6 2 1.0			-1,500		
Basement Description			Partial/Unfinished			Partial/Unfinished			Full/Unfinished			-1,500		
Basement Finished Rooms			None			None			None			None		
Functional Utility			Average			Average			Average			Average		
Heating/Cooling			HWBB/3WAC			HWBB/None			+750 FWA/None			-2,000		
Energy Efficient Items			None			None			None			None		
Parking On/Off Site			3 Car Garage			2 Car Garage			+1,500 4 Car Spaces			+3,000		
Porch/Patio/Deck			Patio/Storage			None			+2,500 None			+2,500		
Condition of Transaction/Sale			Regular			Foreclosure			+1,850 Short sale			+2,000		
Net Adjustment (Total)						<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 9,600			<input type="checkbox"/> + <input type="checkbox"/> -		
Adjusted Sale Price of Comparables						Net Adj. 13.0 %			Net Adj. 0.0 %			Net Adj. 2.3 %		
						Gross Adj. 17.0 %			\$ 83,520			Gross Adj. 18.8 %		
									\$ 80,000			Gross Adj. 8.5 %		
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)			\$ 27,840						\$ 20,000					
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)			\$ 4,913						\$ 3,333					
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)			\$ 13,920						\$ 10,000					
Value per Unit			\$ 28,431 X 3			Units = \$ 85,293			Value per GBA \$ 21.61 X 3,855			GBA = \$ 83,307		
Value per Rm.			\$ 5,178 X 16			Rooms = \$ 82,848			Value per Bdrms. \$ 12,402 X 7			Bdrms. = \$ 86,814		
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. Comps #2 & #4 had concessions from sellers and were adjusted. Sales of comps #1, #2 & #4 were closed within the past 2.5 months. Sale of comp #3 was closed within the past 7.5 months and was adjusted at -2% for time (market conditions) in this area where property values declined during the past 24 months (refer to a MRED Area Market Survey, attached to the report). The appraiser considered that the lot sizes of these properties and ages of the buildings are not factors of adjustments in this case (they don't represent significant differences, in terms of market value, to potential buyers). Based on its MRED listing sale, comp #6 appears to be in superior general condition and was adjusted at approx. -5%. Additional bedrooms were adjusted at \$1,500 and additional half bathrooms were adjusted at \$750. Comp #2 shows a superior (full/unfinished) basement. Continues on next page.....														
Indicated Value by Sales Comparison Approach \$ 83,500														
Total gross monthly rent \$ N/A X gross rent multiplier (GRM) 0 = \$ 0 Indicated value by the Income Approach														
Comments on income approach including reconciliation of the GRM Not developed.														
Indicated Value by: Sales Comparison Approach \$ 83,500 Income Approach \$ 0 Cost Approach (if developed) \$														
The cost approach (non reliable for this old and deteriorated building) was not developed. The sales comparison approach, which presented sufficient and reliable sales either in the subject neighborhood or in adjoining and comparable areas, was given the major weight of the decision in the final conclusion. The income approach was not developed either.														
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:														
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 83,500 , as of 01/11/2017 , which is the date of inspection and the effective date of this appraisal.														

Small Residential Income Property Appraisal Report

File # Order #PW0117

ADDITIONAL COMMENTS

Comes from the previous page.....Comps #2 and #4 show superior heat systems (forced air). Comps #1, #2, #3, #4 & #5 don't show any type of cooling systems. All comps were adjusted accordingly for their various types/options of car storages. Comps #1, #2, #3 and #6 were adjusted for their inferior (lack of) exterior amenities. Comps #1 and #2 were purchased as foreclosure sales or short sales and were adjusted at 2.5%.

Reconciliation

After adjustments, most weight was given to the adjusted and rounded value of comp #1, which is the only 3-Flat sold in the Village of Dolton during the past twelve months. In addition, that property is the nearest building to Subject and its transaction was closed within the past 2.5 months.

Additional Notes

Location of Subject and Comps

Unfortunately only one 3-Flat building was sold in the Village of Dolton (it was used as comp #1 in the report). Due to the scarcity of 3-Flat sales in Dolton, the appraiser considered the use of a the most comparable 4-Flat building sold in Dolton during the past twelve months and selected one that was used as comp #2. The same scarcity led the appraiser to expand the neighborhood boundaries and included the adjoining and comparable Villages of Riverdale and Calumet City, in order to provide comparable 3-flat buildings that either were sold during the past twelve months or are currently listed for sale; and selected the buildings used as comps #3, #4, #5 and #6 as the most reliable indicators of value in this case.

While the distances of comps #3, #4, #5 and #6 from the subject site may appear excessive (more than one and even two miles), those buildings were selected as the the most comparable to Subject and even the nearest ones from the subject site; and its use in the sales comparison grid is justified due to the scarcity of 3-Flats sold during the past twelve months (only one) or currently listed for sale (none) in the Village of Dolton. Comps #4 and #5 are located in a comparable area (Calumet City); however, values of properties in that area were approx. 10% higher than values of properties located in the immediate area of the subject (in Dolton); therefore, those comps were adjusted at -10%.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	Not developed
---	---------------

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data	DWELLING 3,855 Sq.Ft. @ \$ = \$
Quality rating from cost service Effective date of cost data	497 Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Staircases = \$
Not developed	Garage/Carport 696 Sq.Ft. @ \$ = \$
	Total Estimate of Cost-New = \$
	Less Physical Functional External	
	Depreciation	= \$()
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
Estimated Remaining Economic Life (HUD and VA only) 12 Years	INDICATED VALUE BY COST APPROACH = \$	

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Small Residential Income Property Appraisal Report

File # Order #PW0117

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Small Residential Income Property Appraisal Report

File # Order #PW0117

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					

• **Small Income : Improvements - Condition of the Property**

Subject property is a 49 years old brick 3-Flat/2-Story building, which is kept in average condition and exhibites normal physical interior deterioration (due to the original age of the building - 49 years of use and typical wear and tear) and deferred maintenance at some areas. Its floor plan and utility are good and considered, somehow, typical in the subject neighborhood. It shows a 4-room/1-bedroom/1-bath simplex unit in its lower level (Unit A) and two identical 6-room/3-bedroom/1.1-bath simplex units in its first and second floorss (Units B & C); and has a partial basement, which houses the laundry room and utility room of the building.

Neither functional interior/exterior inadequacies nor external obsolescence were found.

No significant or major recent improvements/updates were observed on this property. No major but cosmetic repairs appeared to be needed by the time of the inspection.

The property counts on a paved patio, on a framed storage room and on a framed three-car garage, all located at the back of the site.

All services (water, electricity, mechanicals) were turned on during the inspection and were found in operating/functional condition.

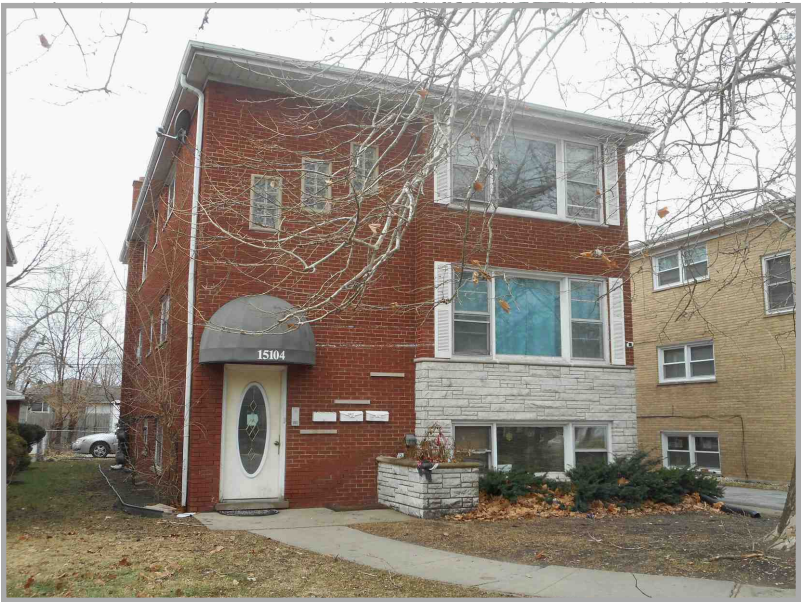
Client and Appraisal Fee

Paris N Winston is my client and the compensation for this appraisal assignment is \$350.00, which was paid to the appraiser in January 11, 2017.

Prior Appraisal of this Property

The appraiser of this report, as indicated in the signature section, has not provided any prior services for the subject property in the 36 months prior to the effective date of the report.

Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Subject Front

15104 Woodlawn Ave	
Sales Price	N/A
Gross Living Area	3,605
Total Rooms	16
Total Bedrooms	7
Total Bathrooms	3.2
Location	Average
View	Residential
Site	6,800 sf
Quality	Brick
Age	49



Scene Street - North



Scene Street - South

Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Subject Rear

15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49

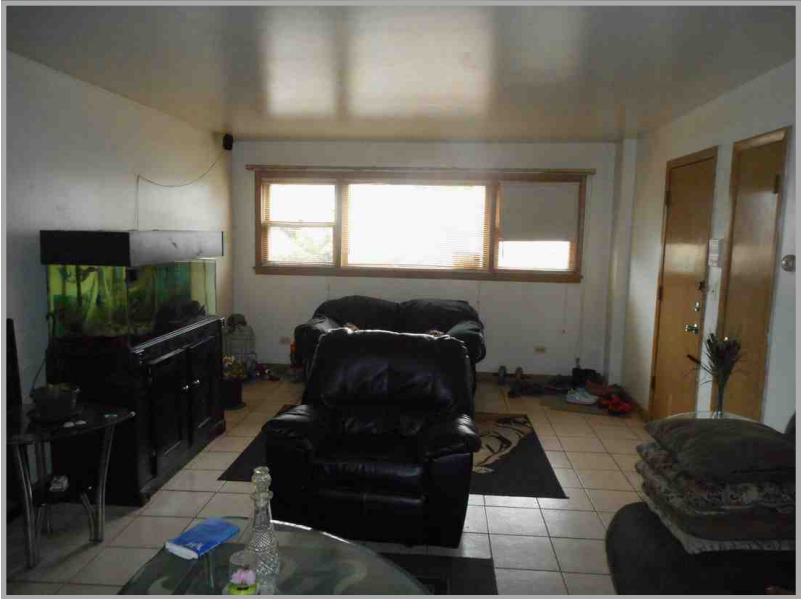


Subject Side - North



Subject Side - South

Borrower/Client	Paris N Winston				
Property Address	15104 Woodlawn Ave				
City	Dolton	County	Cook	State	IL Zip Code 60419
Client	Paris N Winston				



Living Room

15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49



Dining Room



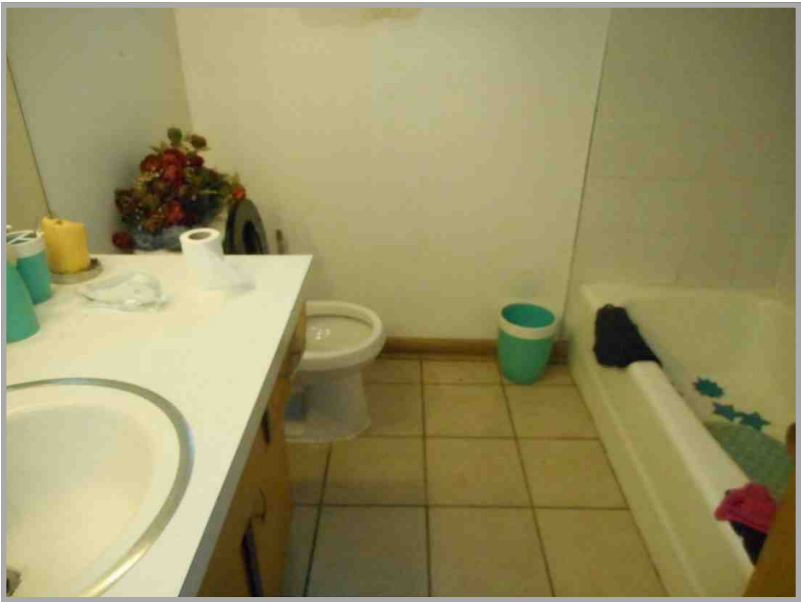
Kitchen

Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Bedroom

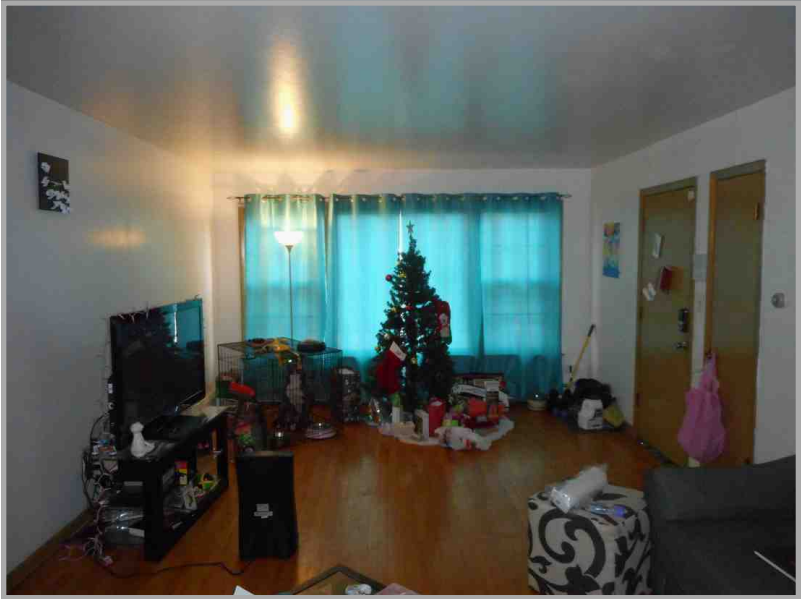
15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49



Bathroom



Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Living Room

15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49



Dining Room



Kitchen

Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Bedroom

15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49

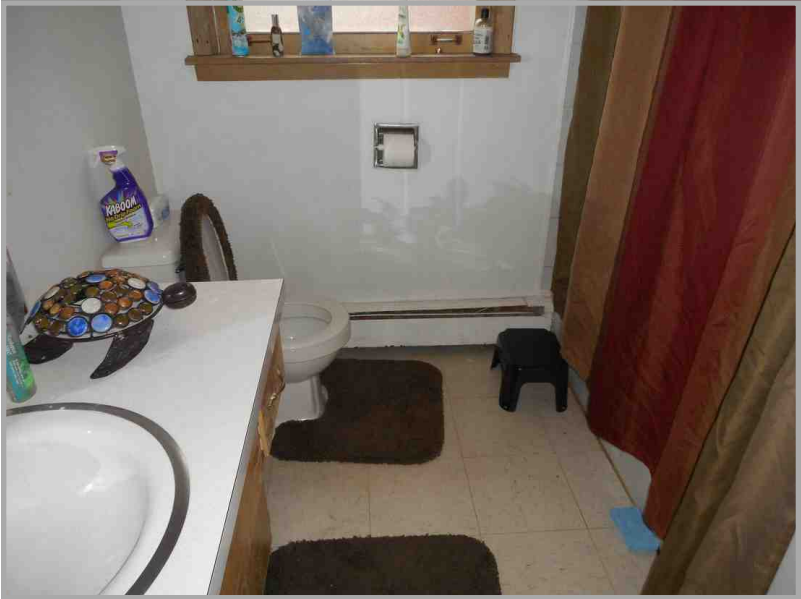


Bedroom



Bedroom

Borrower/Client	Paris N Winston				
Property Address	15104 Woodlawn Ave				
City	Dolton	County	Cook	State	IL Zip Code 60419
Client	Paris N Winston				

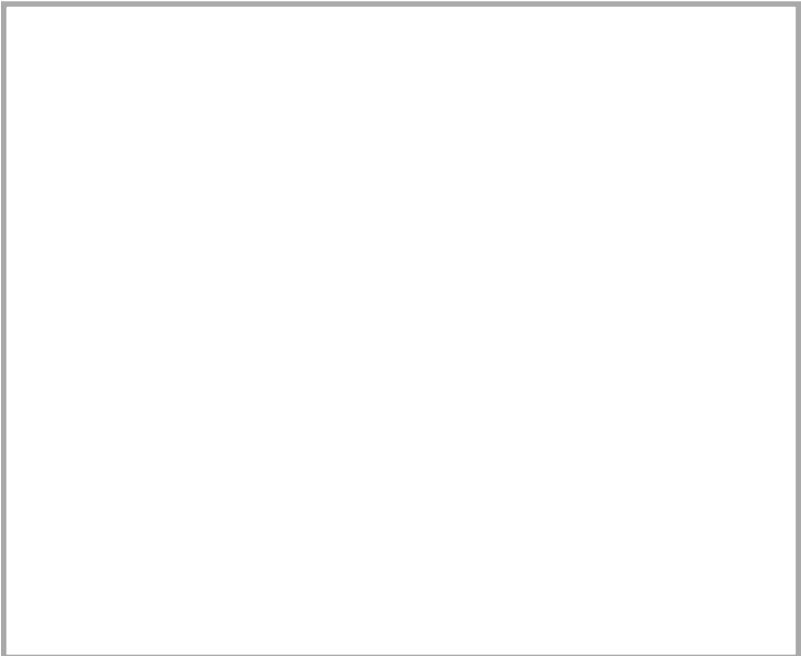


Bathroom

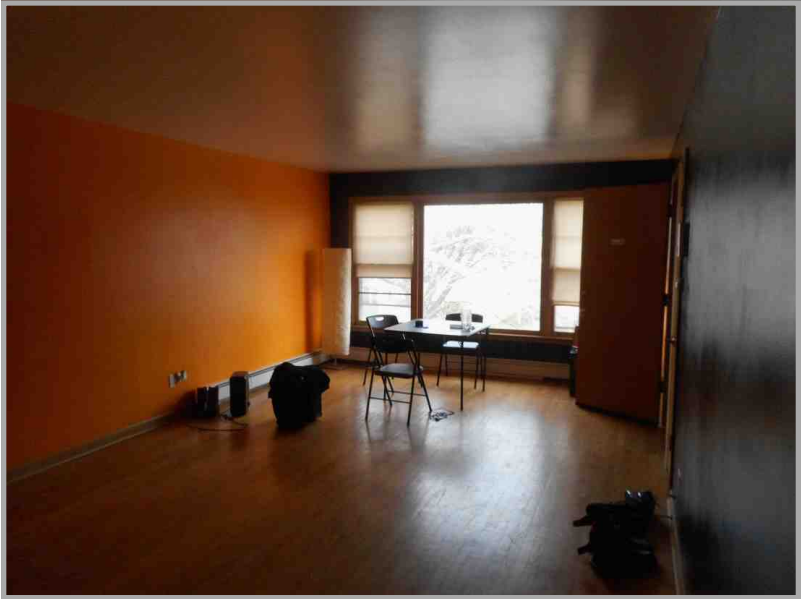
15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49



Half Bathroom

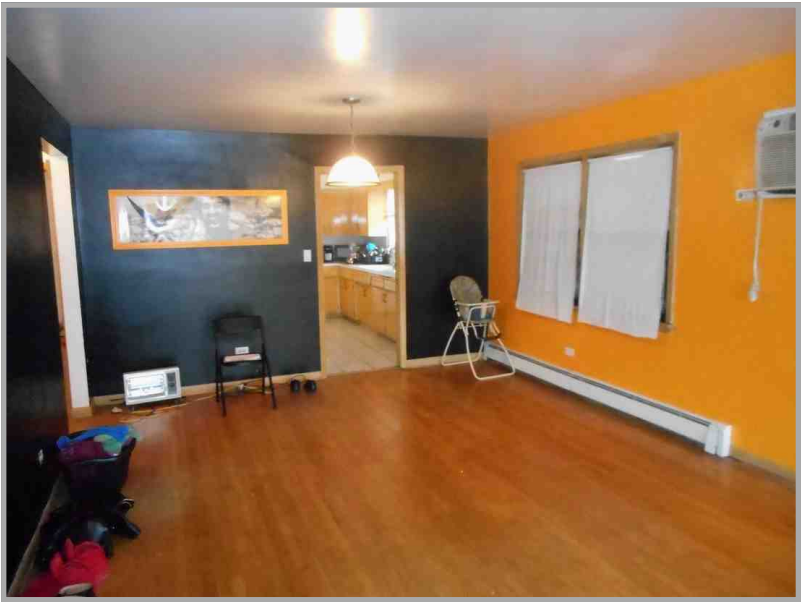


Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Living Room

15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49

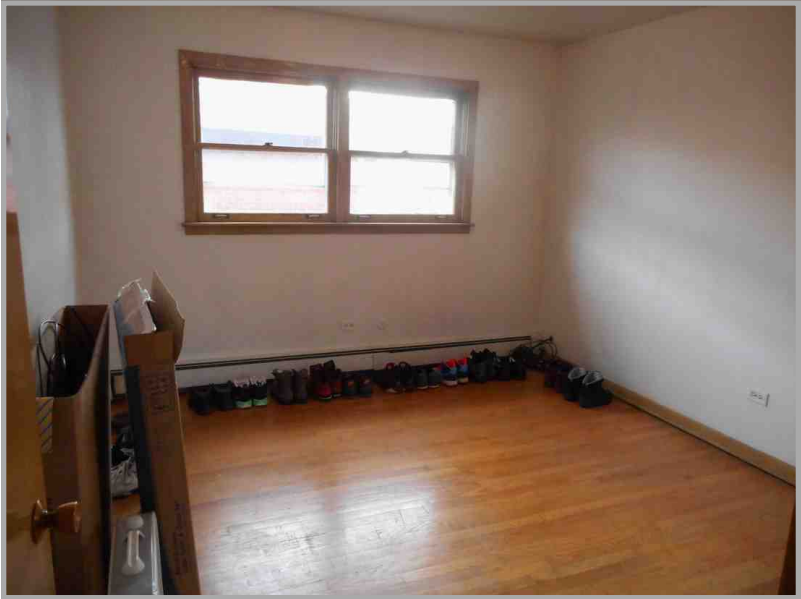


Dining Room



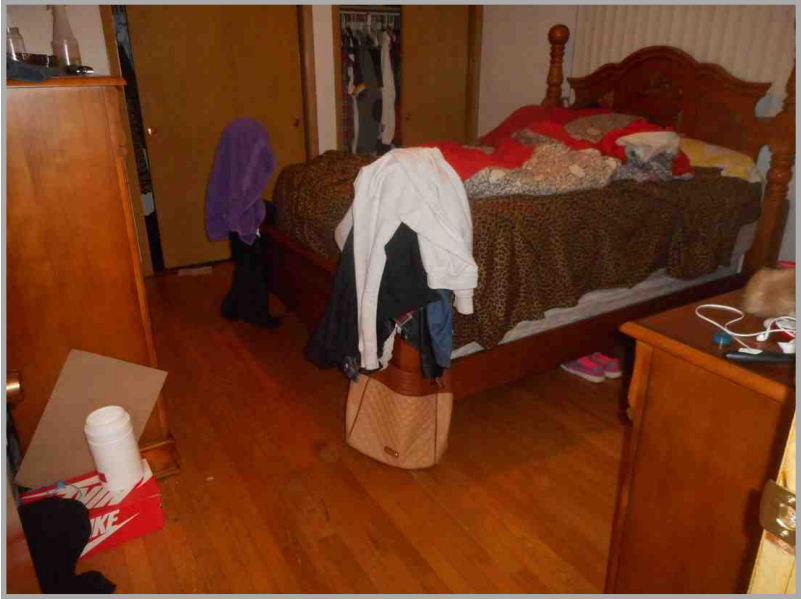
Kitchen

Borrower/Client	Paris N Winston				
Property Address	15104 Woodlawn Ave				
City	Dolton	County	Cook	State	IL Zip Code 60419
Client	Paris N Winston				



Bedroom

15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49



Bedroom



Bedroom

Borrower/Client	Paris N Winston				
Property Address	15104 Woodlawn Ave				
City	Dolton	County	Cook	State	IL Zip Code 60419
Client	Paris N Winston				



Bathroom

15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49



Half Bathroom



Borrower/Client	Paris N Winston				
Property Address	15104 Woodlawn Ave				
City	Dolton	County	Cook	State	IL Zip Code 60419
Client	Paris N Winston				



Laundry Area

15104 Woodlawn Ave
Sales Price N/A
Gross Building Area 3,855
Age 49



Utility Area



Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Garage

15104 Woodlawn Ave

Sales Price N/A

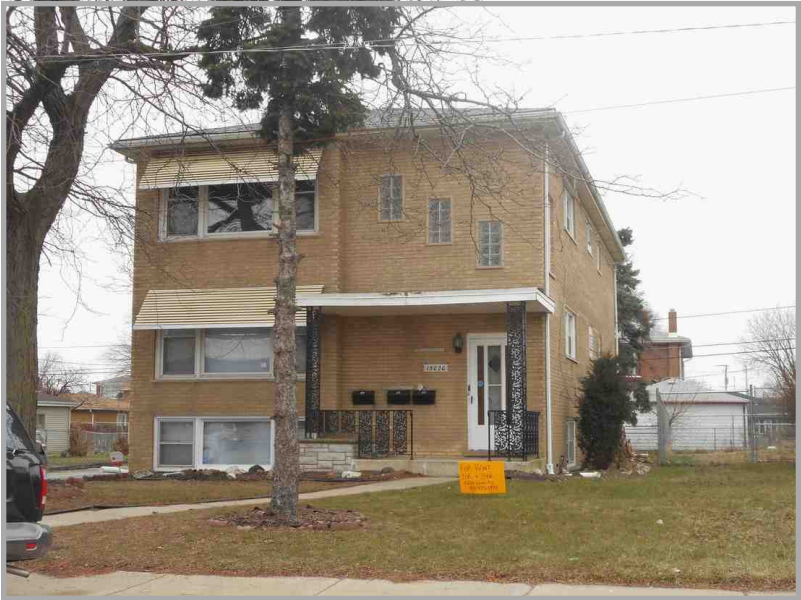
Gross Building Area 3,855

Age 49

Front View from Subject Site



Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Comparable 1

15020 Woodlawn Ave	
Prox. to Subject	0.09 miles N
Sale Price	73,920
Gross Living Area	4,104
Total Rooms	17
Total Bedrooms	6
Total Bathrooms	3
Location	Average
View	Residential
Site	10,083 sf
Quality	Brick
Age	49



Comparable 2

14522 Cottage Grove Ave	
Prox. to Subject	0.87 miles NW
Sale Price	80,000
Gross Living Area	3,680
Total Rooms	24
Total Bedrooms	8
Total Bathrooms	4
Location	Average
View	Residential
Site	8,670 sf
Quality	Brick
Age	50



Comparable 3

13913 S Wentworth Ave	
Prox. to Subject	2.46 miles NW
Sale Price	89,120
Gross Living Area	3,554
Total Rooms	16
Total Bedrooms	8
Total Bathrooms	5
Location	Average
View	Residential
Site	4,166 sf
Quality	Brick
Age	50

Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



Comparable 4

299 Yates Ave	
Prox. to Subject	1.41 miles NE
Sales Price	100,000
Gross Living Area	3,721
Total Rooms	16
Total Bedrooms	8
Total Bathrooms	3
Location	Superior/HigherVls
View	Residential
Site	5,040 sq.ft.
Quality	Brick
Age	45



Comparable 5

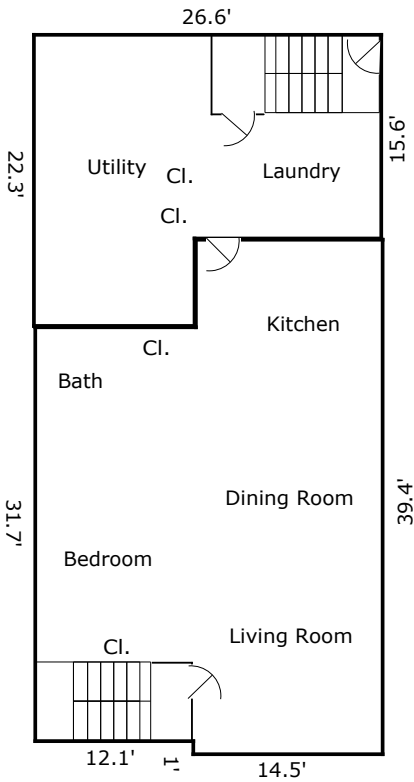
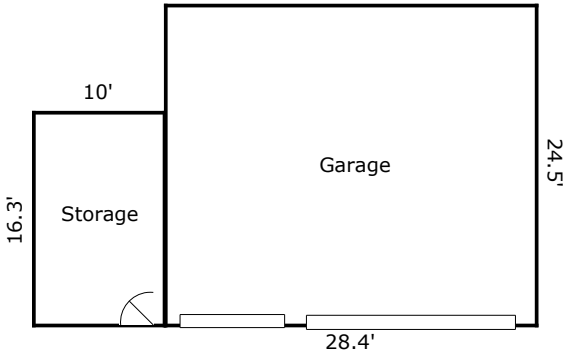
383 Yates Ave	
Prox. to Subject	1.32 miles E
Sales Price	98,900
Gross Living Area	3,721
Total Rooms	16
Total Bedrooms	8
Total Bathrooms	3.2
Location	Superior/HigherVls
View	Residential
Site	5,040 sq.ft.
Quality	Brick
Age	48



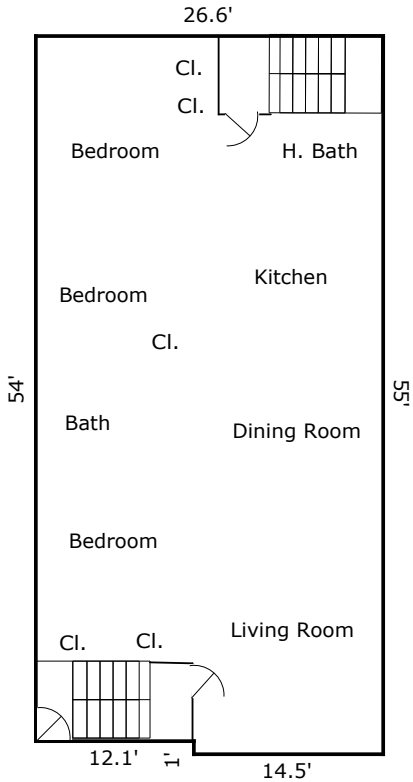
Comparable 6

13814 S Wentworth Ave	
Prox. to Subject	2.58 miles NW
Sales Price	99,900
Gross Living Area	4,239
Total Rooms	17
Total Bedrooms	8
Total Bathrooms	3
Location	Average
View	Residential
Site	4,166 sq.ft.
Quality	Brick
Age	50

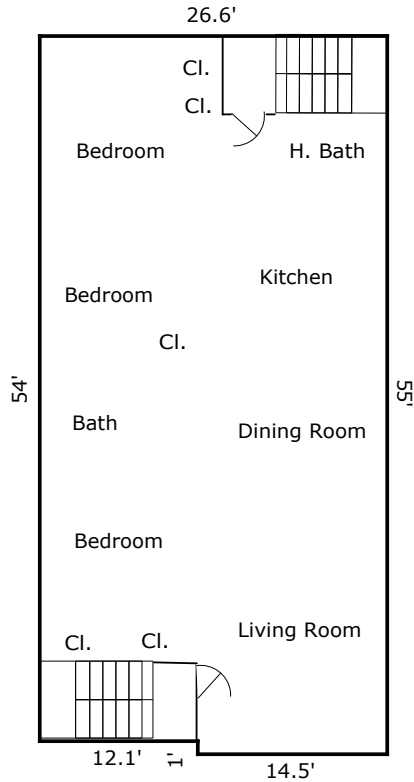
Borrower/Client	Paris N Winston					
Property Address	15104 Woodlawn Ave					
City	Dolton	County	Cook	State	IL	Zip Code 60419
Client	Paris N Winston					



LOWER LEVEL
UNIT A



FIRST FLOOR
UNIT B



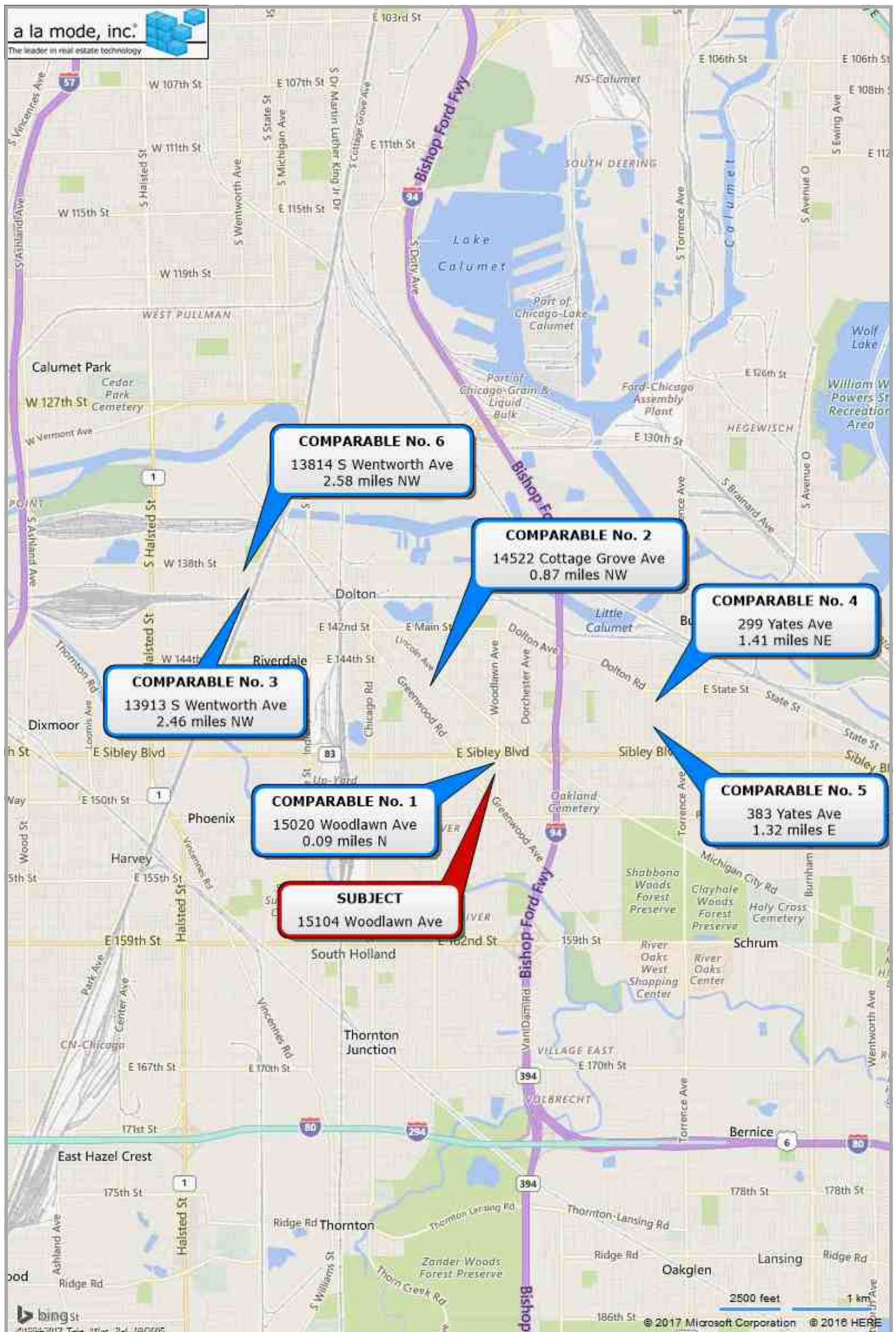
SECOND FLOOR
UNIT C

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

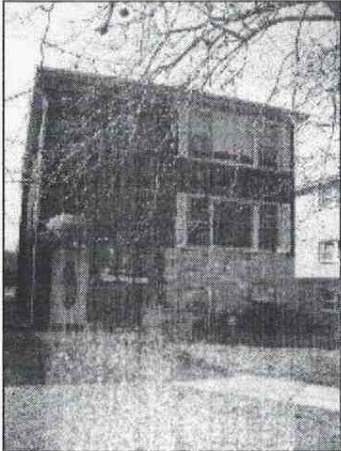
Living Area		Calculation Details
Lower Level	953.53 Sq ft	$14.3 \times 6.7 = 95.81$ $26.6 \times 31.7 = 843.22$ $1 \times 14.5 = 14.5$
Second Floor	1450.9 Sq ft	$26.6 \times 54 = 1436.4$ $1 \times 14.5 = 14.5$
Third Floor	1450.9 Sq ft	$26.6 \times 54 = 1436.4$ $1 \times 14.5 = 14.5$
Total Living Area (Rounded):		3855 Sq ft
Non-living Area		
Storage	163 Sq ft	$16.3 \times 10 = 163$
Basement	497.37 Sq ft	$15.6 \times 14.3 = 223.08$ $12.3 \times 22.3 = 274.29$
Garage	695.8 Sq ft	$24.5 \times 28.4 = 695.8$

Borrower/Client	Paris N Winston				
Property Address	15104 Woodlawn Ave				
City	Dolton	County	Cook	State	IL Zip Code 60419
Client	Paris N Winston				





MRED Prior Listing Sale of Subject Property



Two to Four Units
Status: **CLSD**
Area: **419**
Address: **15104 S Woodlawn Ave , Dolton, Illinois 60419**

MLS #: **07719988**
List Date: **01/27/2011**
List Dt Rec: **01/27/2011**

List Price: **\$110,000**
Orig List Price: **\$145,000**
Sold Price: **\$105,000 (S)**
Contingency Flag:

Directions: **SIBLEY TO WOODLAWN S TO ADDRESS**

Sold by: **Michael Nash (111482) / Enterprise Realty Power Broker (12469)**
Closed: **12/29/2011** Contract: **11/15/2011**
Off Mkt: **11/15/2011** Financing: **FHA**
Year Built: **1968** Blt Before 78: **Yes**
Dimensions: **50X136**
Ownership: **Fee Simple**
Corp Limits: **Dolton**
Coordinates: **S:17 E:1**
Acreage: **0**

Subdivision:
Township: **Thornton**

Total Units: **3**

Total Baths **3/2**
(Full/Half):
Basement: **Full**

List. Mkt Time: **293**
Points: **3150**
Contingency:
County: **Cook**
Model:
Parking: **Garage**
Spaces: **Gar:3**
Parking Incl.
In Price:
3 BR Unit: **Yes**

Zoning: **Multi-Family**
Waterfront: **No**

Total Rooms: **16**

Total Bedrooms: **7**

Remarks: **Great Investment Opportunity! (2) 3-bdrm apts, w/1.1 baths, & (1) 1 bdrm Apt. Hardwood floors. 3 car garage w/storage shed. Two Coin operated washer & dryers. Fully occupied. Tenants pay all utilities. APPROVED SHORT SALE! This property is ready to Close immediately!**

School Data

Elementary: **(149)**
Junior High: **(149)**
High School: **(205)**
Other:

Taxes/Assessments

PIN: **29113120520000**
Mult PINs: **No**
Tax Amount: **\$11,057**
Tax Year: **2009**
Exemptions:

Special Assessments: **Unknown**
Special Service Area: **No**

Financial Info

Total Rental Income:
Net Operating Income:
Gross Income:
Gross Expenses:
Other Income:

	Floor Level	Sq Ft	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		4	1	1/0		0	750	MO/MO
Unit #2	2		6	3	1/1		1150	1150	MO/MO
Unit #3	3		6	3	1/0		1150	1150	MO/MO
Unit #4									

Age: **41-50 Years**
Type-Multi Unit: **3 Flat**
Style:
Const Opts:
General Info: **None**
Amenities:
Ext. Bldg. Type: **Brick**
Lot Size: **Less Than .25 Acre**
Lot Desc:
Roof:
Foundation:
Exst Bas/Fnd:
Ext Prop Feats:

Garage Ownership: **N/A**
Garage On Site: **Yes**
Garage Type: **None**
Garage Details:
Parking Ownership:
Parking On Site:
Parking Details:
Appliances/Features (1): **Stove, Refrigerator, Window Air Conditioner**
Appliances/Features (2): **Stove, Refrigerator, Window Air Conditioner**
Appliances/Features (3): **Stove, Refrigerator, Window Air Conditioner**
Appliances/Features (4):
Bath Amn:
Basement Details: **Finished**
Additional Rooms: **Workroom**

Tenant Pays (1): **Electric, Heat**
Tenant Pays (2): **Electric, Heat**
Tenant Pays (3): **Electric, Heat**
Tenant Pays (4):
Water: **Public**
Sewer: **Sewer-Public**
Heating: **Gas, Hot Water/Steam, Baseboard, Indv Controls**
Equipment:
HERS Index Score:
Green Disc:
Green Rating Srce:
Green Feats:
Possession: **Closing**
Sale Terms:

Agent Remarks: **CC: Pursuant to Short Sale.**

Internet Listing: **A**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2.5%-200 (on Gross SP)**
Showing Inst: **Call 708-927-7225**
Owner: **Owner of Record**
Broker: **Real People Realty Inc (16938)**
List Agent: **Darrell Hill (186052)**
Co-lister:

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **No**
Additional Sales Information: **Short Sale**
Cont. to Show?:
Ph #:
Ph #: **(815) 469-7449**
Ph #:
Ph #:

Addr on Internet?: **Yes**
Lock Box:
Special Comp Info: **Short Sale**
Expiration Date:
Agent Notices:
Agent Owned/Interest: **No**
Team:
Email: **dhill919w@yahoo.com**
More Agent Contact Info:

Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

MLS #: **07719988**

Prepared By: **Patricia Quinchia** | Cell: **(773) 616-3216x** | **01/10/2017 10:23 AM**

Cook County Tax Record of Subject Property

15104 Woodlawn Ave, Dolton, IL 60419-2895, Cook County

Owner Information

Owner Name:	Winston Paris N	Tax Billing Zip:	60419
Tax Billing Address:	15104 Woodlawn Ave	Tax Billing Zip+4:	2895
Tax Billing City & State:	Dolton, IL	Owner Occupied:	Yes

Location Information

Township:	Thornton	Carrier Route:	C008
Township Range Sect:	36N-14E-11	Flood Zone Code:	X
Subdivision:	Calumet	Flood Zone Panel:	17031C0752J
Census Tract:	8263.04	Flood Zone Date:	08/19/2008

Tax Information

Parcel ID:	29113120520000	Lot # :	43
County Assessor Link:	29-11-312-052-0000	% Improved:	88%
Tax Area:	37034	Exemption(s):	Homestead
Block # :	6		
Legal Description:	L43 & L44 B6 CALUMET TERRACE N515.1 FT W340.89FT SE1/4 S11 T36N R14E		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	\$18,706	\$19,857	\$21,624
Assessed Value - Land	\$2,210	\$2,210	\$2,210
Assessed Value - Improved	\$16,496	\$17,647	\$19,414
YOY Assessed Change (\$)	-\$1,151	-\$1,767	
YOY Assessed Change (%)	-5.8%	-8.17%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$10,482	2012		
\$9,826	2013	-\$657	-6.26%
\$9,813	2014	-\$13	-0.13%

Characteristics

Universal Land Use:	Apartment	Bedrooms:	MLS: 7
County Use Code:	Apartments 2-6	Baths - Full:	3
Year Built:	1968	Baths - Half:	2
Lot Sq Ft:	6,800	Total Units:	3
Lot Acres:	0.1561	Basement Type:	Full
Bldg Class:	211	Basement Improvements:	Finished
Building Type:	Residential	Attic Type:	None
Building Sq Ft:	4,063	Cooling Type:	Yes
# of Buildings:	1	Parking Type:	Detached Garage
Style:	Multi-Family	Roof Material:	Asphalt Shingle
Stories:	2	Exterior:	Masonry
Condition:	Average		

Listing Information

MLS Listing Number:	07719988	MLS Listing Price:	\$110,000
MLS Status:	Closed	MLS Sold Price:	\$105,000
MLS Area Name:	DOLTON	Listing Broker Name:	REAL PEOPLE REALTY INC
MLS Listing Date:	01/27/2011	Listing Agent Name:	186052-Darrell Hill
MLS Off Market Date:	11/15/2011	Selling Broker Name:	ENTERPRISE REALTY POWER BROKER L.L.C.
MLS Closed Date:	12/29/2011	Selling Agent Name:	Michael Nash
MLS Orig. List Price:	\$145,000		

MLS Listing #	07637944	06149323
MLS Status	Cancelled	Closed
MLS Listing Date	09/20/2010	05/22/2006
MLS Closed Date		07/19/2006
MLS Off Market Date	01/26/2011	06/05/2006
MLS Orig Listing Price	\$175,000	\$325,000
MLS Listing Price	\$155,000	\$325,000
MLS Sold Price		\$325,000

Last Market Sale & Sales History

Recording Date	01/11/2012	07/08/2009	09/13/2007	08/18/2006	04/06/2004
----------------	------------	------------	------------	------------	------------

MRED - Area Market Survey - Values of SFH in Dolton - Past 24 Months

Area Market Survey Criteria

Status: Closed Property Type: Detached Single, Two to Four Units Area: Dolton Closed Date: 01/12/2015 through 01/11/2016 Bedrooms - Above Grade: 4 or more Total Full/Half Baths: 2 or more City: Dolton (Begins With) County: Cook

Sold Properties

Sold Price Range	# Listings	Avg. Days on Mkt
Less than \$49,999	11	210
\$50,000 - \$99,999	8	133
\$100,000 - \$149,999	10	160

Sold Properties Summary

# Units	Avg. MT	Median Sold Price	Avg. Sold Price	Max. Sold Price	Min. Sold Price	Total Volume
29	172	\$78,000	\$71,954	\$135,000	\$9,900	\$2,086,657

Area Market Survey Criteria

Status: Closed Property Type: Detached Single, Two to Four Units Area: Dolton Months Back: 12 Months Closed Date: 01/12/2016 through 01/11/2017 Bedrooms - Above Grade: 4 or more Total Full/Half Baths: 2 or more City: Dolton (Begins With) County: Cook

Sold Properties

Sold Price Range	# Listings	Avg. Days on Mkt
Less than \$49,999	10	130
\$50,000 - \$99,999	9	97
\$100,000 - \$149,999	8	82

Sold Properties Summary

# Units	Avg. MT	Median Sold Price	Avg. Sold Price	Max. Sold Price	Min. Sold Price	Total Volume
27	105	\$55,000	\$72,101	\$149,000	\$6,500	\$1,946,720

-29.5% +0.2%
-14.65%

State of Illinois		
Department of Financial and Professional Regulation		
Division of Real Estate		
LICENSE NO.	The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.	EXPIRES:
556.003628		09/30/2017
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER		
RUBEN D MONTOYA 9324 LINDER AVE MORTON GROVE, IL 60053		
	 BRYAN A. SCHNEIDER SECRETARY	
The official status of this license can be verified at www.idfpr.com		10098505

Cut on Dotted Line



<div><div><div>FROM:</div><div>Ruben D Montoya Certified Real Estate Appraiser 9324 Linder Ave Morton Grove, IL 60053 Telephone Number: 773-216-3699 Fax Number: 773-303-8832</div></div><div><div>TO:</div><div>Paris N Winston 15104 Woodlawn Ave Dolton, IL 60419 , E-Mail: lopez@robsonlopez.com Telephone Number: 708-657-7676 Fax Number: Alternate Number:</div></div></div>			<div>INVOICE</div> <div><div>INVOICE NUMBER</div><div></div><div>DATES</div><div>Invoice Date: January 11, 2017 Due Date:</div><div>REFERENCE</div><div>Internal Order #: Lender Case #: Client File #: FHA/VA Case #: Main File # on form: Order #PW0117 Other File # on form: Federal Tax ID: Employer ID:</div></div>	
DESCRIPTION				
<div><div><div>Lender: Paris N Winston</div><div>Purchaser/Borrower: Paris N Winston</div><div>Property Address: 15104 Woodlawn Ave</div><div>City: Dolton</div><div>County: Cook</div><div>Legal Description: Lots 43, 44; Block 6 in Calumet Terrace, North 515.1 ft, West 340.89 ft, Southeast 1/4 of Section 11 Township 36</div></div><div><div>Client: Paris N Winston</div><div>State: IL Zip: 60419</div></div></div>				
FEES			AMOUNT	
			350.00	
Check received 01/11/2017, from Paris N Winston			SUBTOTAL 350.00	
PAYMENTS			AMOUNT	
Check #: Date: Description:			350.00	
Check #: Date: Description:				
Check #: Date: Description:				
Appraisal was paid in full.			SUBTOTAL 350	
TOTAL DUE			\$ 0.00	